| 143.0 | 0009 | 0001.0 | 1 of 1 | Residential | | Total Card / Total Parcel |
|---|---|---|---|---|---|---|
| Map | Block | Lot | CARD | ARLINGTON | APPRAISED: | 770,800 / 770,800 |
| | | | | | USE VALUE: | 770,800 / 770,800 |
| | | | | | ASSESSED: | 770,800 / 770,800 |

## PROPERTY LOCATION

| No | Alt No | Direction/Street/City |
|---|---|---|
| 101 | | SCITUATE ST, ARLINGTON |

## OWNERSHIP

Unit #:

| | |
|---|---|
| Owner 1: | NELSON ASHLEY N & EDWARD M |
| Owner 2: | |
| Owner 3: | |
| Street 1: | 101 SCITUATE ST |
| Street 2: | |
| Twn/City: | ARLINGTON |
| St/Prov: | MA Cntry: Own Occ: Y |
| Postal: | 02476 Type: |

## PREVIOUS OWNER

| | |
|---|---|
| Owner 1: | GREEN THOMAS S & GENEVIEVE Q - |
| Owner 2: | - |
| Street 1: | 101 SCITUATE ST |
| Twn/City: | ARLINGTON |
| St/Prov: | MA Cntry: |
| Postal: | 02476 |

## NARRATIVE DESCRIPTION

This parcel contains .108 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1926, having primarily Wood Shingle Exterior and 1582 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 7 Rooms, and 3 Bdrms.

## OTHER ASSESSMENTS

| Code | Descrip/No | Amount | Com. Int |
|---|---|---|---|

## PROPERTY FACTORS

| Item | Code | Description | % | Item | Code | Description |
|---|---|---|---|---|---|---|
| Z | R1 | SINGLE FA | 100 | water | | |
| o | | | | Sewer | | |
| n | | | | Electri | | |
| Census: | | | | Exmpt | | |
| Flood Haz: | | | | | | |
| D | | | | Topo | | |
| s | | | | Street | | |
| t | | | | Gas: | | |

## IN PROCESS APPRAISAL SUMMARY

| Use Code | Land Size | Building Value | Yard Items | Land Value | Total Value |
|---|---|---|---|---|---|
| 101 | 4722.000 | 321,500 | | 449,300 | 770,800 |
| Total Card | 0.108 | 321,500 | | 449,300 | 770,800 |
| Total Parcel | 0.108 | 321,500 | | 449,300 | 770,800 |

Source: Market Adj Cost | Total Value per SQ unit /Card: 487.23 /Parcel: 487.23

**Legal Description**

Entered Lot Size
Total Land:
Land Unit Type:

**User Acct** 93302

**GIS Ref**

**GIS Ref**

**Insp Date** 06/08/18

!11159!

## PREVIOUS ASSESSMENT

Parcel ID 143.0-0009-0001.0

| Tax Yr | Use | Cat | Bldg Value | Yrd Items | Land Size | Land Value | Total Value | Asses'd Value | Notes | Date |
|---|---|---|---|---|---|---|---|---|---|---|
| 2022 | 101 | FV | 321,500 | 0 | 4,722. | 449,300 | 770,800 | | Year end | 12/23/2021 |
| 2021 | 101 | FV | 312,100 | 0 | 4,722. | 449,300 | 761,400 | | Year End Roll | 12/10/2020 |
| 2020 | 101 | FV | 365,800 | 0 | 4,722. | 449,300 | 815,100 | 815,100 | Year End Roll | 12/18/2019 |
| 2019 | 101 | FV | 297,800 | 0 | 4,722. | 421,200 | 719,000 | 719,000 | Year End Roll | 1/3/2019 |
| 2018 | 101 | FV | 310,300 | 0 | 4,722. | 348,200 | 658,500 | 658,500 | Year End Roll | 12/20/2017 |
| 2017 | 101 | FV | 310,300 | 0 | 4,722. | 320,100 | 630,400 | 630,400 | Year End Roll | 1/3/2017 |
| 2016 | 101 | FV | 285,600 | 0 | 4,722. | 292,100 | 577,700 | 577,700 | Year End | 1/4/2016 |
| 2015 | 101 | FV | 274,100 | 0 | 4,722. | 286,400 | 560,500 | 560,500 | Year End Roll | 12/11/2014 |

**PRINT**

| Date | Time |
|---|---|
| 12/30/21 | 12:01:17 |

**LAST REV**

| Date | Time |
|---|---|
| 08/18/20 | 13:57:53 |
| apro | |

## SALES INFORMATION

TAX DISTRICT

PAT ACCT. 11159

| Grantor | Legal Ref | Type | Date | Sale Code | Sale Price | V | Tst | Verif | Notes |
|---|---|---|---|---|---|---|---|---|---|
| GREEN THOMAS S | 72852-82 | 1 | 6/28/2019 | | 765,000 | No | No | | |
| CERVASIO RONALD | 67154-325 | | 4/27/2016 | | 685,000 | No | No | | |
| GARDNER GREGORY | 50588-378 | | 1/11/2008 | | 518,700 | No | No | | |
| STEEVES MARTHA/ | 33250-549 | | 7/7/2001 | | 408,800 | No | No | | |
| STEEVES MARTHA | 27250-192 | | 4/30/1997 | Family | 1 | No | No | F | |

## USER DEFINED

| | |
|---|---|
| Prior Id # 1: | 93302 |
| Prior Id # 2: | |
| Prior Id # 3: | |
| Prior Id # 1: | |
| Prior Id # 2: | |
| Prior Id # 3: | |
| Prior Id # 1: | |
| Prior Id # 2: | |
| Prior Id # 3: | |
| ASR Map: | |
| Fact Dist: | |
| Reval Dist: | |
| Year: | |
| LandReason: | |
| BldReason: | |
| CivilDistrict: | |
| Ratio: | |

## BUILDING PERMITS

| Date | Number | Descrip | Amount | C/O | Last Visit | Fed Code | F. Descrip | Comment |
|---|---|---|---|---|---|---|---|---|
| 12/9/2003 | 1045 | Redo Kit | 36,500 | C | | G6 | GR FY06 | |

## ACTIVITY INFORMATION

| Date | Result | By | Name |
|---|---|---|---|
| 6/8/2018 | MEAS&NOTICE | BS | Barbara S |
| 6/7/2018 | Inspected | CC | Chris C |
| 5/8/2018 | MEAS&NOTICE | BS | Barbara S |
| 2/3/2009 | Measured | 336 | PATRIOT |
| 8/9/2005 | Fieldrev-Chg | BR | B Rossignol |
| 11/6/2001 | MLS | MM | Mary M |
| 5/2/2000 | Inspected | 276 | PATRIOT |
| 11/23/1999 | Mailer Sent | | |
| 11/11/1999 | Measured | 264 | PATRIOT |

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

## LAND SECTION (First 7 lines only)

| Use Code | Description | LUC Fact | No of Units | Depth / PriceUnits | Unit Type | Land Type | LT Factor | Base Value | Unit Price | Adj | Neigh | Neigh Influ | Neigh Mod | Infl 1 | % | Infl 2 | % | Infl 3 | % | Appraised Value | Alt Class | % | Spec Land | J Code | Fact | Use Value | Notes |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 101 | One Family | | 4722 | | Sq. Ft. | Site | | 0 | 80. | 1.19 | 9 | | | | | | | | | 449,327 | | | | | | 449,300 | |

| | | | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|
| Total AC/HA: | 0.10840 | Total SF/SM: | 4722 | Parcel LUC: | 101 | One Family | Prime NB Desc | Brackett | Total: | 449,327 | Spl Credit | | Total: | 449,300 |

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

## EXTERIOR INFORMATION

| | | | |
|---|---|---|---|
| Type: | 6 - Colonial | | |
| Sty Ht: | 2A - 2 Sty +Attic | | |
| (Liv) Units: | 1 | Total: | 1 |
| Foundation: | 1 - Concrete | | |
| Frame: | 1 - Wood | | |
| Prime Wall: | 1 - Wood Shingle | | |
| Sec Wall: | | | % |
| Roof Struct: | 1 - Gable | | |
| Roof Cover: | 1 - Asphalt Shgl | | |
| Color: | GREY | | |
| View / Desir: | | | |

## GENERAL INFORMATION

| | | | |
|---|---|---|---|
| Grade: | C+ - Average (+) | | |
| Year Blt: | 1926 | Eff Yr Blt: | |
| Alt LUC: | | Alt %: | |
| Jurisdict: | G17 | Fact: | . |
| Const Mod: | | | |
| Lump Sum Adj: | | | |

## INTERIOR INFORMATION

| | | | |
|---|---|---|---|
| Avg Ht/FL: | STD | | |
| Prim Int Wal | 2 - Plaster | | |
| Sec Int Wall: | | | % |
| Partition: | T - Typical | | |
| Prim Floors: | 3 - Hardwood | | |
| Sec Floors: | | | % |
| Bsmnt Flr: | 12 - Concrete | | |
| Subfloor: | | | |
| Bsmnt Gar: | | | |
| Electric: | 3 - Typical | | |
| Insulation: | 2 - Typical | | |
| Int vs Ext: | S | | |
| Heat Fuel: | 1 - Oil | | |
| Heat Type: | 5 - Steam | | |
| # Heat Sys: | 1 | | |
| % Heated: | 100 | % AC: | |
| Solar HW: | NO | Central Vac: | NO |
| % Com Wal | | % Sprinkled | |

## BATH FEATURES

| | | | |
|---|---|---|---|
| Full Bath | 1 | Rating: | Good |
| A Bath: | | Rating: | |
| 3/4 Bath: | | Rating: | |
| A 3QBth | | Rating: | |
| 1/2 Bath: | 1 | Rating: | Good |
| A HBth: | | Rating: | |
| OthrFix: | | Rating: | |

## OTHER FEATURES

| | | | |
|---|---|---|---|
| Kits: | 1 | Rating: | Good |
| A Kits: | | Rating: | |
| Frpl: | 1 | Rating: | Good |
| WSFlue: | | Rating: | |

## CONDO INFORMATION

| | |
|---|---|
| Location: | |
| Total Units: | |
| Floor: | |
| % Own: | |
| Name: | |

## DEPRECIATION

| | | | |
|---|---|---|---|
| Phys Cond: | GD - Good | 18. | % |
| Functional: | | | % |
| Economic: | | | % |
| Special: | | | % |
| Override: | | | % |
| | Total: | 18.6 | % |

## CALC SUMMARY

| | |
|---|---|
| Basic $ / SQ: | 130.00 |
| Size Adj.: | 1.35000002 |
| Const Adj.: | 0.98990101 |
| Adj $ / SQ: | 173.728 |
| Other Features: | 83750 |
| Grade Factor: | 1.10 |
| NBHD Inf: | 1.00000000 |
| NBHD Mod: | |
| LUC Factor: | 1.00 |
| Adj Total: | 394945 |
| Depreciation: | 73460 |
| Depreciated Total: | 321485 |

## COMMENTS

PDAS SINK IN BMT.

## RESIDENTIAL GRID

| 1st Res Grid | Desc: | Line 1 | # Units | 1 |
|---|---|---|---|---|

| Level | FY | LR | DR | D | K | FR | RR | BR | FB | HB | L | O |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Other | | | | | | | | | | | | |
| Upper | | | | | | | | | | | | |
| Lvl 2 | | | | | | | | | | | | |
| Lvl 1 | | | | | | | | | | | | |
| Lower | | | | | | | | | | | | |

| Totals | RMs: | 7 | BRs: | 3 | Baths: | 1 | HB | 1 |
|---|---|---|---|---|---|---|---|---|

## REMODELING

| | |
|---|---|
| Exterior: | |
| Interior: | |
| Additions: | |
| Kitchen: | 2003 |
| Baths: | |
| Plumbing: | |
| Electric: | |
| Heating: | |
| General: | |

## RES BREAKDOWN

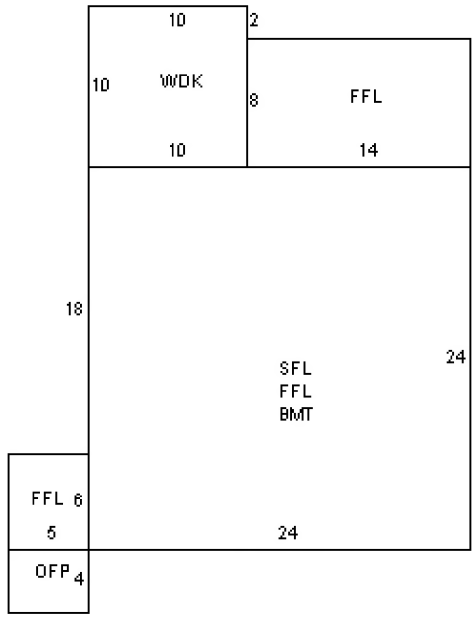
| No Unit | RMS | BRS | FL |
|---|---|---|---|
| 1 | 7 | 3 | M |
| Totals | | | |
| 1 | 7 | 3 | |

## COMPARABLE SALES

| Rate | Parcel ID | Typ | Date | Sale Price |
|---|---|---|---|---|
| | | | | |

| | | | |
|---|---|---|---|
| WtAv$/SQ: | | AvRate: | Ind.Val |
| Juris. Factor: | 1.00 | Before Depr: | 191.10 |
| Special Features: | 0 | Val/Su Net: | 161.56 |
| Final Total: | 321500 | Val/Su SzAd | 248.45 |

## SKETCH




## SUB AREA

| Code | Description | Area - SQ | Rate - AV | Undepr Value |
|---|---|---|---|---|
| FFL | First Floor | 718 | 173.730 | 124,736 |
| BMT | Basement | 576 | 83.390 | 48,032 |
| SFL | Second Floor | 576 | 173.730 | 100,067 |
| WDK | Deck | 100 | 15.840 | 1,584 |
| OFP | Open Porch | 20 | 43.560 | 871 |

| | | | | | |
|---|---|---|---|---|---|
| Net Sketched Area: | 1,990 | | | Total: | 275,290 |
| Size Ad | 1294 | Gross Area | 1990 | FinArea | 1582 |

## SUB AREA DETAIL

| Sub Area | % Usbl | Descrip | % Type | Qu | # Ten |
|---|---|---|---|---|---|
| BMT | 100 | GFB | 50 | G | |

## MOBILE HOME

| Make: | | Model: | | Serial # | | Year: | | Color: | |
|---|---|---|---|---|---|---|---|---|---|

## SPEC FEATURES/YARD ITEMS

| Code | Description | A | Y/S | Qty | Size/Dim | Qual | Con | Year | Unit Price | D/S | Dep | LUC | Fact | NB Fa | Appr Value | JCod | JFact | Juris. Value |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 2 | Frame Shed | D | Y | 1 | 8X12 | A | AV | 2010 | 0.00 | T | 7.2 | 101 | | | | | | |

| More: | N | Total Yard Items: | | Total Special Featues: | | Total: | |
|---|---|---|---|---|---|---|---|

## PARCEL ID

143.0-0009-0001.0

## IMAGE

AssessPro Patriot Properties, Inc